



## Planning Commission Meeting Minutes - Final

Chair Laurie Van Court  
Vice Chair Sarah Humbargar  
Charles Fletcher  
Dan Ahrens  
Chris Cote  
Chris Teem  
Jeremy Begley

---

Thursday, January 28, 2021

6:00 PM

Virtual Commission Meeting  
Online: <https://crgov.webex.com/crgov>  
Phone-in: 720-650-7664  
Meeting Number: 146 368 1528  
Meeting Password: 2021PCMeeting

---

**This meeting is open to the public and will be held in a fully virtual format in accordance with Town Council Meeting Special Procedures During Declared Disasters.**

**\*\* ALL TIMES ARE APPROXIMATE \*\***

In lieu of appearing in person for public comment, please sign up to speak by sending an email to the Town Planning Manager, Kevin Wrede ([kwrede@crgov.com](mailto:kwrede@crgov.com)) no later than 1 P.M. on the day of the hearing, to be added to the list of speakers. Public comments may also be submitted in writing via email to the Town Planning Manager, to be included in the public record.

### CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:00 p.m. The meeting was held as a "Connected Meeting" in accordance with the Special Procedures During Declared Disasters.

**Present** 5 - Laurie Van Court, Charles Fletcher, Dan Ahrens, Sarah Humbargar, and Jeremy Begley

**Not Present** 2 - Chris Cote, and Chris Teem

**Attendance** 8 - Jason Gray, Kevin Wrede, Donna Ferguson, Elizabeth Allen, Tony Felts, Julie Parker, Keith Johnston, and Sandra Aguilar

### CERTIFICATION OF MEETING

Mr. Wrede confirmed the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2021-001](#) December 10, 2020 Planning Commission Meeting Minutes

**Attachments:** [PC12.10.2020Minutes-DRAFT](#)

Moved by Fletcher, seconded by Ahrens, that the December 10, 2020 Planning Commission meeting minutes be approved as presented. The motion passed by the following vote: 5 to 0

**Yes:** 5 - Van Court, Fletcher, Ahrens, Humbargar, and Begley

**Not Present:** 2 - Cote, and Teem

### PUBLIC HEARING ITEMS

[PC 2021-002](#) Canvas at Castle Rock Townhomes Site Development Plan**Attachments:** [Staff Memorandum](#)[Attachment A: Site Development Plan](#)[Public Record: Staff Presentation-Canvas at Castle Rock Townhomes  
SDP](#)[Public Record: Applicant Presentation-Canvas at Castle Rock  
Townhomes](#)

Ms. Ferguson presented the application for Canvas at Castle Rock Townhomes Site Development Plan. Ms. Ferguson completed her presentation by recommending approval of the application as it meets the stated approval criteria.

Applicant: Freddie Ellis and John Morgan with Watermark Properties provided additional details specifically regarding the design and layout for the multi-family rentals.

Public Comment: None

**Moved by Fletcher, seconded by Begley, that Planning Commission recommend for approval to Town Council the Canvas at Castle Rock Townhomes Site Development Plan as presented. The motion passed by the following vote: 5 to 0**

**Yes:** 5 - Van Court, Fletcher, Ahrens, Humbargar, and Begley

**Not Present:** 2 - Cote, and Teem

## TOWN COUNCIL LIAISON UPDATE

Mayor Gray reported that Town Council is reintroducing the SBDG grants with adjusted changes. Town Council plans to meet with the Design Review Board and discuss their role in downtown. The Encore building is progressing smoothly and the parking structure should be completed 2nd quarter. All of the retail is already leased out and about 70% of condos have been purchased. Riverwalk is 100% leased out for retail and for residential condos. Mr. Wrede reported that the Planning Commission item, rezoning the GT Sanders Business Park, has been approved by Town Council.

## DESIGN REVIEW BOARD UPDATE

None

## COMMISSION ITEMS

### Check for quorum for upcoming meetings

1. Feb. 11, 2021
2. Feb. 25, 2021
3. Mar. 11, 2021

Chair Van Court checked for quorum and Board members present anticipate attendance on Feb. 11. Staff anticipates a public hearing item on rezoning for multi-family units in Promenade.

**STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

None

**ADJOURN**

**Moved by Van Court, seconded by Begley, that the Planning Commission meeting be adjourned at 6:52 pm. The motion passed by the following vote: 5 to 0**

**Yes:** 5 - Van Court, Fletcher, Ahrens, Humbargar, and Begley

**Not Present:** 2 - Cote, and Teem